



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

To: Lisa Heavner, First Selectman

From: James D. Rabbitt, AICP, Director of Planning and Community Development

Subject: Development in Simsbury

Date: December 21, 2016 (last updated September 12, 2016)

In response to your inquiry regarding recent/future development in Simsbury:

Changes from September are in **Blue**:

Recently Completed Projects:

- **Table 570 Asian Fusion (Formerly Green Tea) - New Building (renovations of existing building underway). Opened November 30, 2016**
- Cumberland Farms (Hopmeadow Street)
- Dorset Crossing – Specialty Housing Completed September 2015 (Dorset Crossing and Casterbridge Crossing Road)
- Sunrise Convenience/Maher's Simsbury Paint LLC (Benjamin Moore) – Adjacent to Big Y- Stand Alone Structure
- **Ethel Walker – Centennial Center - open**

Under Construction:

- Berkshire Bank – Still Doing Interior Fit Out- Not Opened (16 Albany Turnpike/Bushy Hill Road)
- Powder Forest
 - Carson Way – Single Family Homes/Cluster Development, 74 Units (Powder Forest Rd.)
 - Highcroft – 272 Residential rental units off Powder Forest Drive are under construction by the Landworks Development / Nelson Construction team. The project includes *Highcroft Apartment Homes* with 224 apartment units and *Highcroft Townhomes* with 48 units. Move-ins commenced in July 2016 and construction is expected to conclude on the first 128 unit phase in late spring 2017. You can visit their website at: <http://www.lifeinsimsbury.com> for information on their sale and rental offerings or <http://www.highcroftapartments.com/> for Highcroft.
- Garden Homes – Town House and Apartment Style Housing –Broke Ground 1/28/2016. This development was approved for 181 residential rental units, including townhomes and apartment style housing. Commercial and retail units were also approved as part of the Planned Area Development (PAD), but zoning and specific site plan approvals have yet to be sought and therefore only the residential component is under construction at this time. You can visit Garden Homes' website at <http://www.gardenhomes.com/> for more information about the development company.
- Murphy's Turn – 5 Lot Residential Subdivision

Telephone (860) 658-3245

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www.simsbury-ct.gov

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8:30 – 7:00 *Monday*

8:30 – 4:30 *Tuesday through Thursday*

8:30 – 1:00 *Friday*

- Cumberland Farms and Pool Barn Building – Cumberland Farms open, Pool Barn Building Interior fit out to be Completed (Hopmeadow Street)
- Townhouses at Mill Pond Crossing- 20 Units Approved – 10 units constructed
- Wolcott Road – Simscroft Construction Yard Relocation
- Westminster School – Dining Hall Facility
- The Silverman Group – Present owner of the 200 Hopmeadow (Former ITT Hartford Site) **Demo completed. Master Plan for north parcel site approved on December 5, 2106 by Zoning Commission.**

Current – Land Use Approval Granted – No Activity:

- Big Y – Site Plan approved late 2012
- Hoskins Road Workforce Housing Overlay Zone (WHOZ) – 88 Residential Units (16 Affordable)
- Meadow Woods – 296 Single Family Homes
- Chestnut Hill Associates- 46 Unit Apartments

On the Horizon:

- The Silverman Group – 200 Hopmeadow (former ITT Hartford Site. **Master Plan for north parcel site approved on December 5, 2106 by Zoning Commission.**
- Community/Senior Center Facility – Preliminary Concept/site Design ongoing (Iron Horse Blvd.)
- Performing Art Center – Ticket Booth/Office Building. Preliminary planning stages (Iron Horse Blvd.)
- Infinity IV/Mark Greenberg – Hopmeadow Street
 - Southern Parcel – Retail PAD approved (no site plan) with PAD for Garden Homes (under construction)
 - Central Parcel – leased to Eversource (PAD Approval)
 - Northern Parcel – Retail Office (PAD approval)
- St. Mary's School – Preliminary Discussions Possible Expansion
- Powder Forest
 - PAD Approval- 200,000 sq.ft. - Assisted Living Facility (Powder Forest Drive)
 - Powder Forest – PAD Approval- 75,000 Retail Development (Powder Forest Drive)
- Solar Farm Project – Town of Simsbury, Preliminary Discussion/Planning (Old Landfill Site)
- Solar Farm Project – Deepwater Wind (Providence, RI), 26 MW Solar Project, RFP Response submitted to the Connecticut Department of Energy and Environmental Protection, the Massachusetts Department of Energy Resources, Eversource Energy, National Grid and Unitil (Hoskins Road). **The project was selected to move forward, developers are negotiating purchase contracts with consumers/providers.**
- Girard Brothers Corporation – redevelopment of Simscroft site on Iron Horse Blvd. Preliminary concept plans for a traditional residential neighborhood development were present to Conservation Commission, Design Review Board (DRB), Planning Commission and Zoning Commission in July 2016. The Planning presentation can be viewed on SCTV at the following link: <http://simsburytv.org/v/4rffJvkGMTA>